



Application for Architectural Review Board

**\* This application must be filled out completely and signed before submittals are placed on the ARB agenda.**

The purpose of Architectural Review Board shall be to two-fold; to develop architectural and design guidelines for the City of Ladue in accordance with section 110-70 and to apply those guidelines in reviewing projects within the City as to whether or not the project adheres to such guidelines.

APPLICANT INFORMATION

Name of Applicant: Colleen Rohm & Michael Zuber  
Phone #: (314) 223-6100  
Email address of Applicant (for review comments): Colleen.rohm@jjneighborhood.com

PROJECT PROPERTY INFORMATION

Address for proposed work: 1136 Bridgelynn  
Zoning District: \_\_\_\_\_ Parcel ID # (St. Louis county record): \_\_\_\_\_  
DESCRIPTION OF PROPOSED PROJECT: Kitchen renovation w/ 1 door/  
window alteration

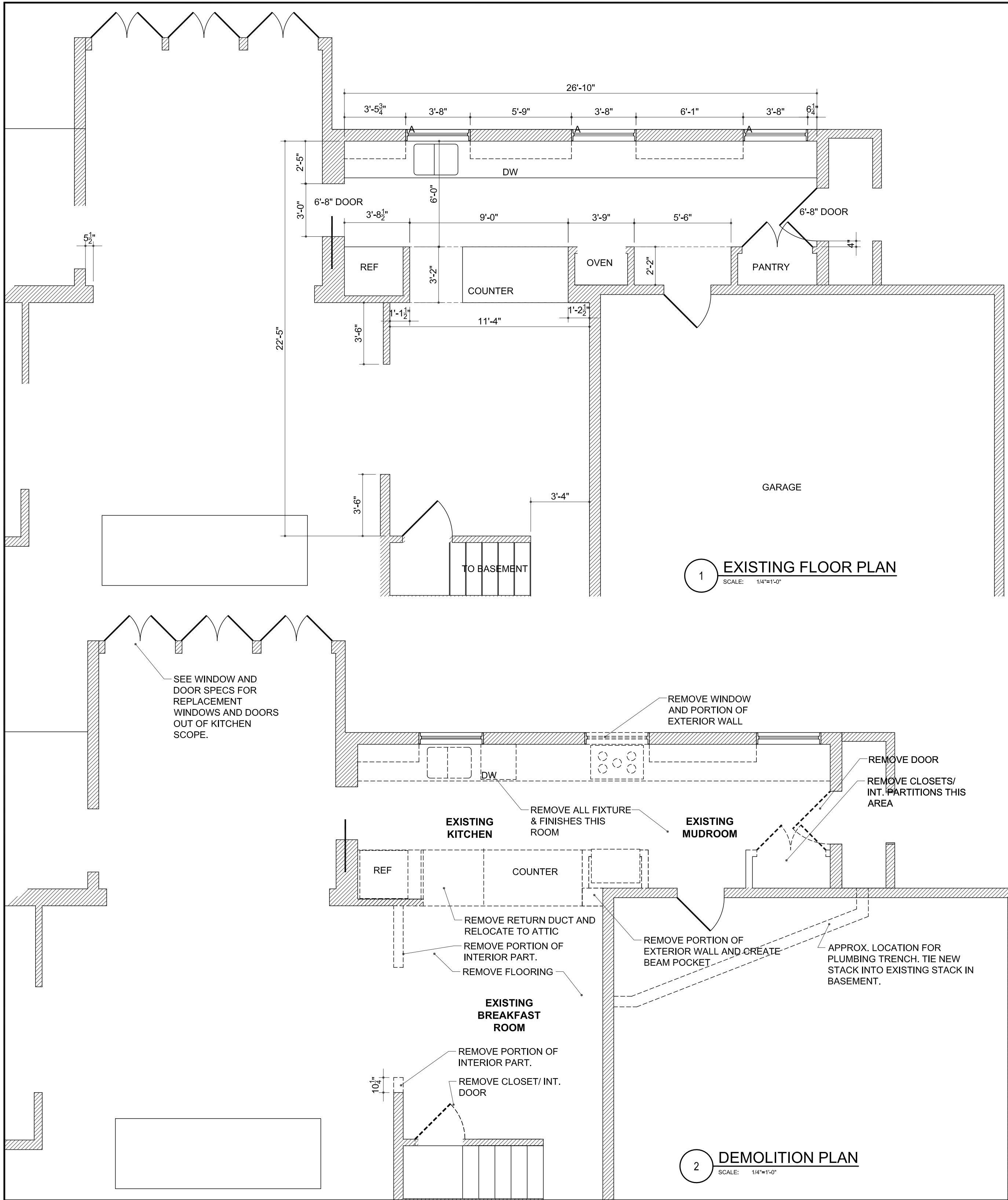
Additional Information:

- Professionally sealed plans are not required for ARB review.
- Plans for projects involving alterations and repairs, which do not affect the outward appearance of a building, and existing decks, fences, window replacements and roofing shingle replacements shall not require approval of the Architectural Review Board.
- Revised plans with any changes predicated by the ARB will need to be submitted with the building permit application to the Department of Planning and Development with final trustee approval (if applicable.)
- Projects approved by ARB should be submitted for building permits within 180 days or the ARB approval may become void.

By signing this application, you acknowledge that by submitting an incomplete application, your petition will not be added to the meeting agenda.

X [Signature] Date: 1/11/21

\* This application and review for City of Ladue building permitted purposes only. Please be aware of any additional covenants and indentures which may be recorded with your subdivision. Approval of this ARB proposal does not waive any other permit or other authorization by the City that may be required for you to fully complete your proposed project.



**GENERAL NOTES:**

1. THE CONTRACTOR IS TO FIELD VERIFY ALL DIMENSIONS BEFORE CONSTRUCTION IS TO BEGIN.
2. ALL CONSTRUCTION TO FOLLOW THE GUIDELINES SET FORTH IN THE 2021 IBC.
3. ALL ELECTRICAL WORK COMPLETED TO FOLLOW THE GUIDELINES SET FORTH IN THE 2021 NATIONAL ELECTRICAL CODE.
4. ALL PLUMBING WORK COMPLETED TO FOLLOW THE GUIDELINES SET FORTH IN THE 2021 INTERNATIONAL PLUMBING CODE.
5. ALL MECHANICAL WORK COMPLETED TO FOLLOW THE GUIDELINES SET FORTH N THE 2021 INTERNATIONAL MECHANICAL CODE.

**SITE NOTES:**

1. CONTRACTOR IS RESPONSIBLE FOR LOCATION AND CONDITION OF EXISTING UTILITIES. ALL UTILITIES ARE TO BE LOCATED PRIOR TO EXCAVATION AND/ OR SITE DEMOLITION.
2. CONTRACTOR TO PROVIDE EROSION CONTROL THROUGHOUT CONSTRUCTION. EROSION CONTROL IS TO PROTECT ADJACENT PROPERTIES AS WELL AS PUBLIC RIGHT-OF-WAY.
3. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL SITE INFORMATION. ARCHITECT ACCEPTS NO RESPONSIBILITY FOR ERRORS AND OMISSIONS ON THE PART OF PROFESSIONAL SURVEYORS.
4. CONTRACTOR IS TO PROVIDE PROTECTION FOR ALL TREES REMAINING ON SITE. CONTRACTOR IS TO CONFORM TO TREE PRESERVATION PLAN SUBMITTED UNDER SEPARATE COVER.

**HVAC NOTES:**

1. CONTRACTOR TO CONSULT WITH LICENSED HVAC CONTRACTOR REGARDING ANY ALTERATIONS TO THE EXISTING HVAC SYSTEM.
2. CONTRACTOR TO CONSULT WITH OWNER AND IS RESPONSIBLE FOR RELOCATION OF ANY EXISTING DUCTWORK LAYOUT SO AS TO AVOID UNSIGHTLY SOFFITS AND OR CHASES WHICH MAY IMPEDE PLANNED LAYOUT OF INTERIOR SPACES.
3. IF SYSTEM IS UPGRADED, CONTRACTOR TO PROVIDE MECHANICAL DRAWINGS PREPARED BY LICENSED HVAC CONTRACTOR TO CITY FOR APPROVAL.

**FIRE SAFETY NOTES:**

1. CONTRACTOR TO INSTALL HARDWIRED SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS PER COUNTY CODE.
2. SMOKE / CM DETECTORS TO BE LOCATED IN ALL ROOMS RECEIVING MECHANICAL EQUIPMENT.

**PROJECT DESCRIPTION**

PROJECT INCLUDES RENOVATION TO EXISTING KITCHEN AND BREAKFAST ROOM AND THE ADDITION OF A ½ BATH IN AN EXISTING MUDROOM.EXTERIOR DOORAND WINDOW REVISIONS ARE SHOWN ON SHEET A.1

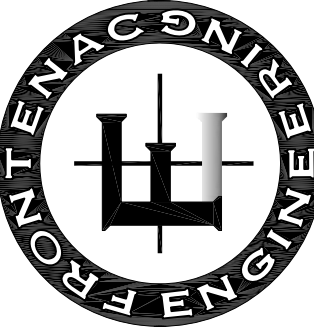
**DRAWIING LIST:**

- A0 WINDOW AND DOOR REVISIONS
- A1 EXISTING AND DEMOLITION PLANS
- A2 NEW PLAN AND REFLECTED CEILING PLAN
- A3 INTERIOR ELEVATIONS



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FRONTENAC ENGINEERING GROUP  
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WWW.FE-STL.COM  
MO CERTIFICATE OF AUTHORITY:  
CIVIL / STRUCTURAL ENGINEERING: 001225  
LAND SURVEYING: 000282



MICHAEL ZUCKER & COLLEEN ROHM  
KITCHEN RENOVATION  
1136 RIDGELYN, LADUE MO 63124

**A0**

EXISTING AND  
DEMOLITION  
PERMIT SET

12.29.21





FRONT ELEVATION ( NO CHANGES)



WINDOW REVISED TO DOOR. LINE # 5 IN SPEC



EXISTING DOOR (CURRENTLY HAS NOT LANDING)  
REPLACED WITH WINDOW OF SAME HEIGHT.  
#7



NEW STORM DOOR IN  
EXISTING OPENING



NEW PATIO DOORS  
#3

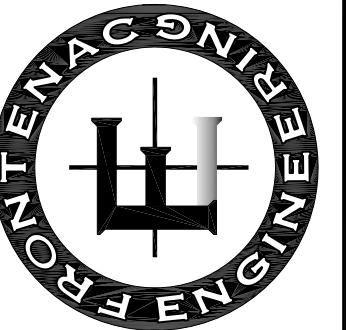
REPLACEMENT WINDOW  
#6

NEW 4 PANEL SLIDER WITH  
FLANKER WINDOWS EACH END  
#1 & #2 IN SPEC



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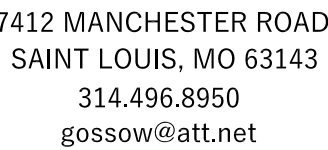
MICHAEL ZUCKER & COLLEEN ROHM  
KITCHEN RENOVATION  
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A1

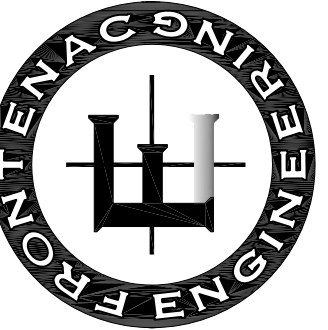
PHOTOS &  
WINDOW  
REVISIONS  
PERMIT SET

12.29.21





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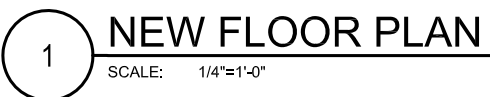


**MICHAEL ZUCKER & COLLEEN ROHM  
KITCHEN RENOVATION  
1136 RIDGEL YNN, LADUE MO 63124**

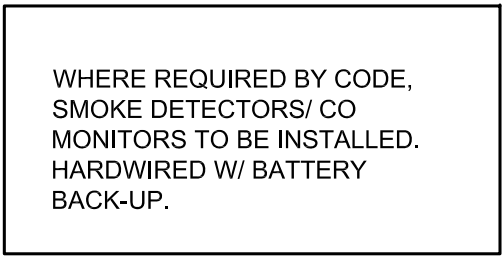
# A2

NEW AND REFLECTED  
CEILING PLANS  
PERMIT SET

2.29.21




















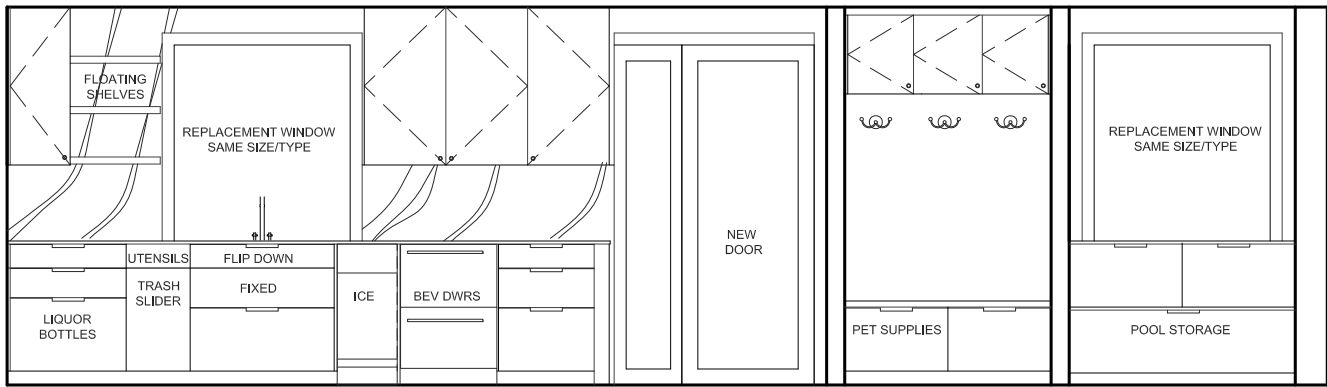
1. CONTRACTOR TO CONSULT WITH LICENSED ELECTRICIAN REGARDING ANY ALTERATIONS/ ADDITIONS TO ELECTRICAL PANEL
2. CONTRACTOR TO REMOVE/ REWIRE AREAS OPEN DURING CONSTRUCTION THAT MAY CONTAIN WIRE THAT IS NOT CODE COMPLIANT
3. CONTRACTOR TO PROVIDE EXTERIOR, GROUNDED OUTLETS WHERE SHOWN ON PLAN.
4. LIGHTING LAYOUT SHOWN IS NOT FINAL. CONTRACTOR TO CONSULT WITH OWNER REGARDING FINAL LAYOUT AND FIXTURE SELECTION.



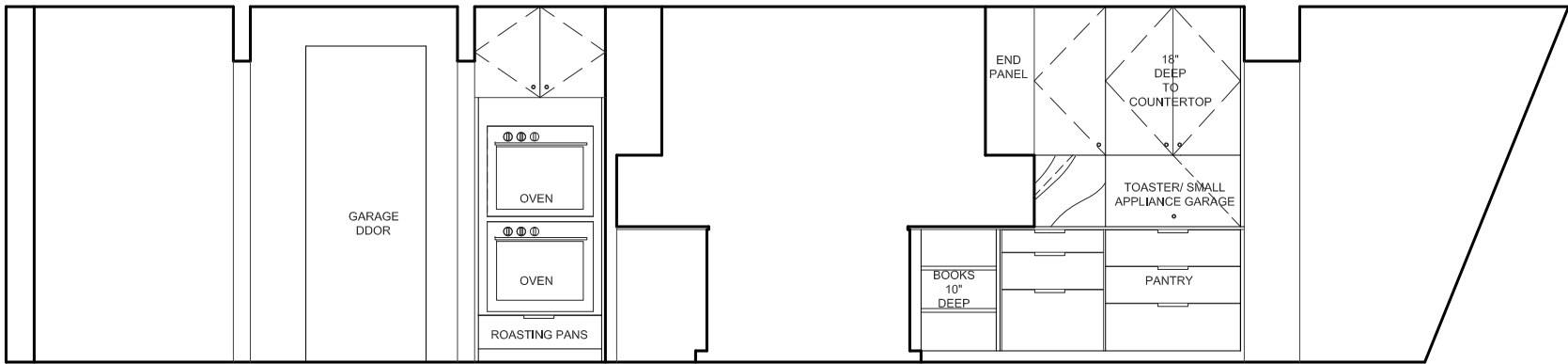
3 REFLECTED CEILING PLAN  
SCALE: 1/4"=1'-0"

## ELECTRICAL LEGEND

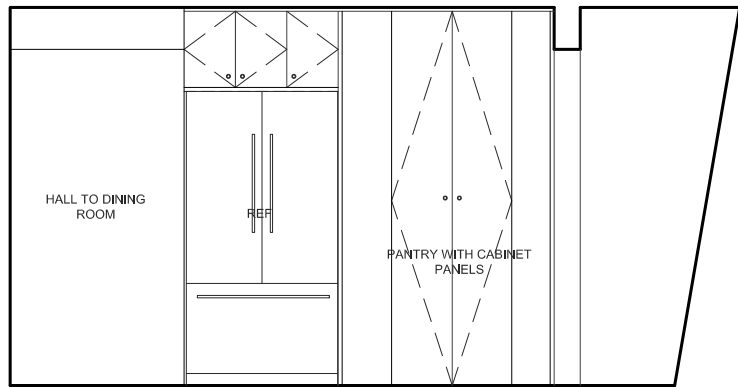
	STANDARD DUPLEX OUTLET 110/120V		UNDER COUNTER LIGHTING
	STANDARD QUAD. OUTLET 110/120V		CEILING LIGHT FIXTURE
	GROUND FAULT CIRCUIT INTERRUPTER		RECESSED CAN LIGHT
	DISHWASHER		SMOKE DETECTOR
	ELECTRIC RANGE		COVER PLATE AT EXISTING BOX
	REFRIGERATOR		CEILING FAN
	TOGGLE SWITCH		PENDANT LIGHT
	3 WAY SWITCH		EXHAUST FAN
	DIMMABLE SWITCH		



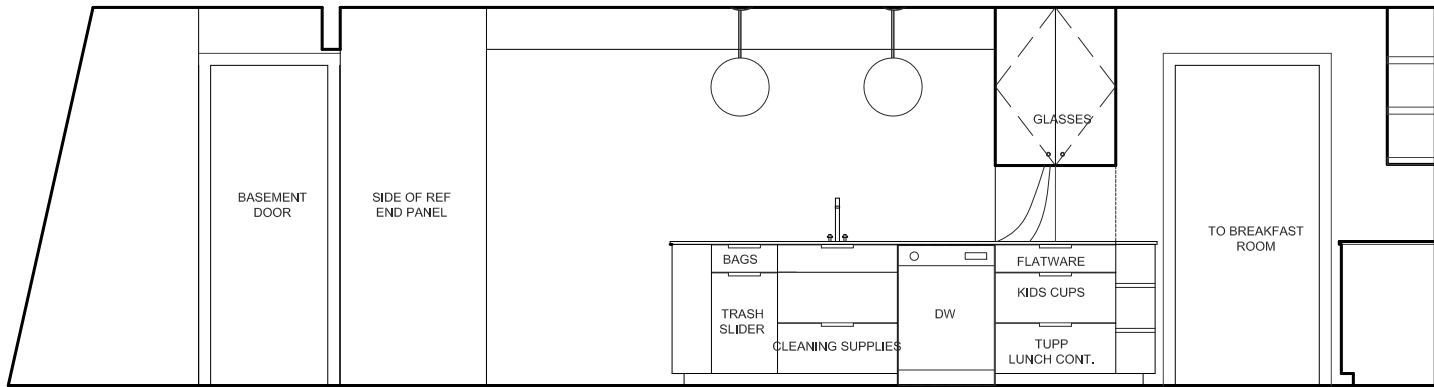
VIEW OF KITCHEN LOOKING EAST



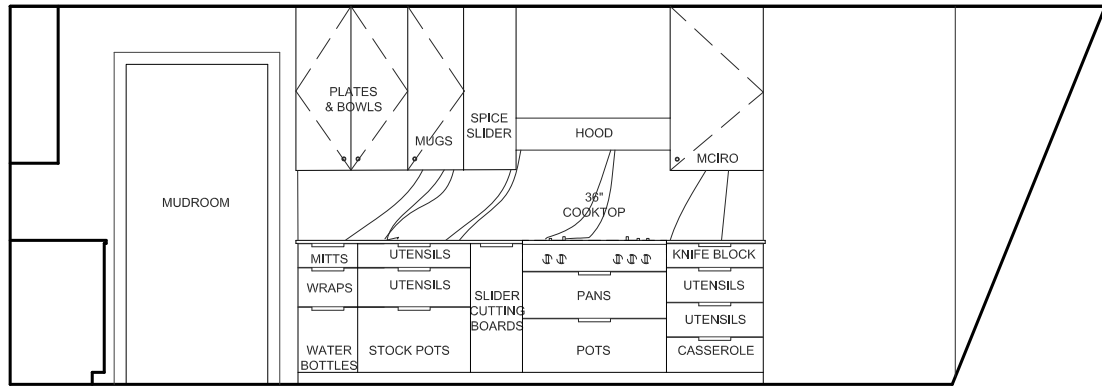
VIEW OF KITCHEN LOOKING WEST



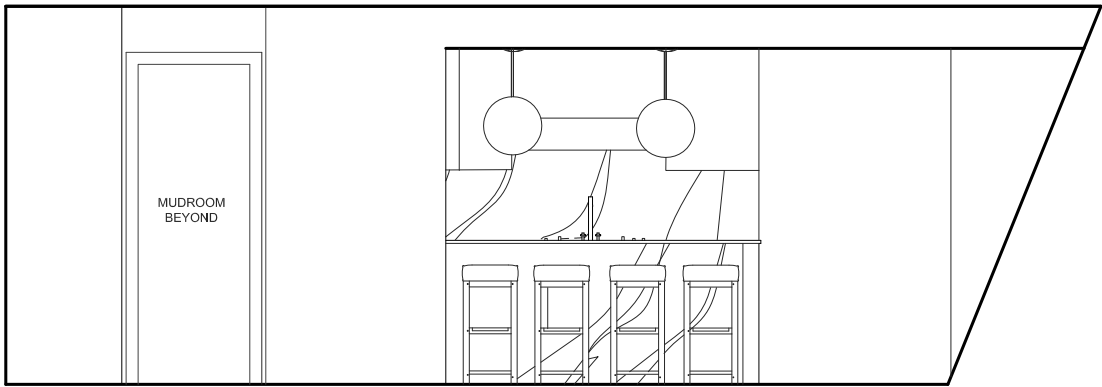
VIEW OF PANTRY WALL LOOKING WEST FROM SINK AREA



VIEW FROM ISLAND LOOKING NORTH



VIEW OF RANGE ALL LOOKING SOUTH



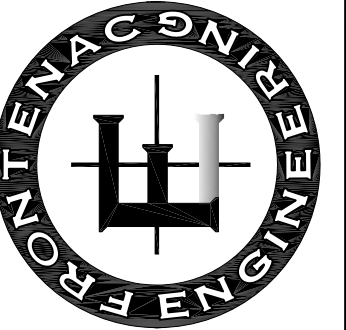
VIEW OF ISLAND FROM LIVING ROOM

1 INTERIOR ELEVATIONS  
SCALE: 1/4"=1'-0"



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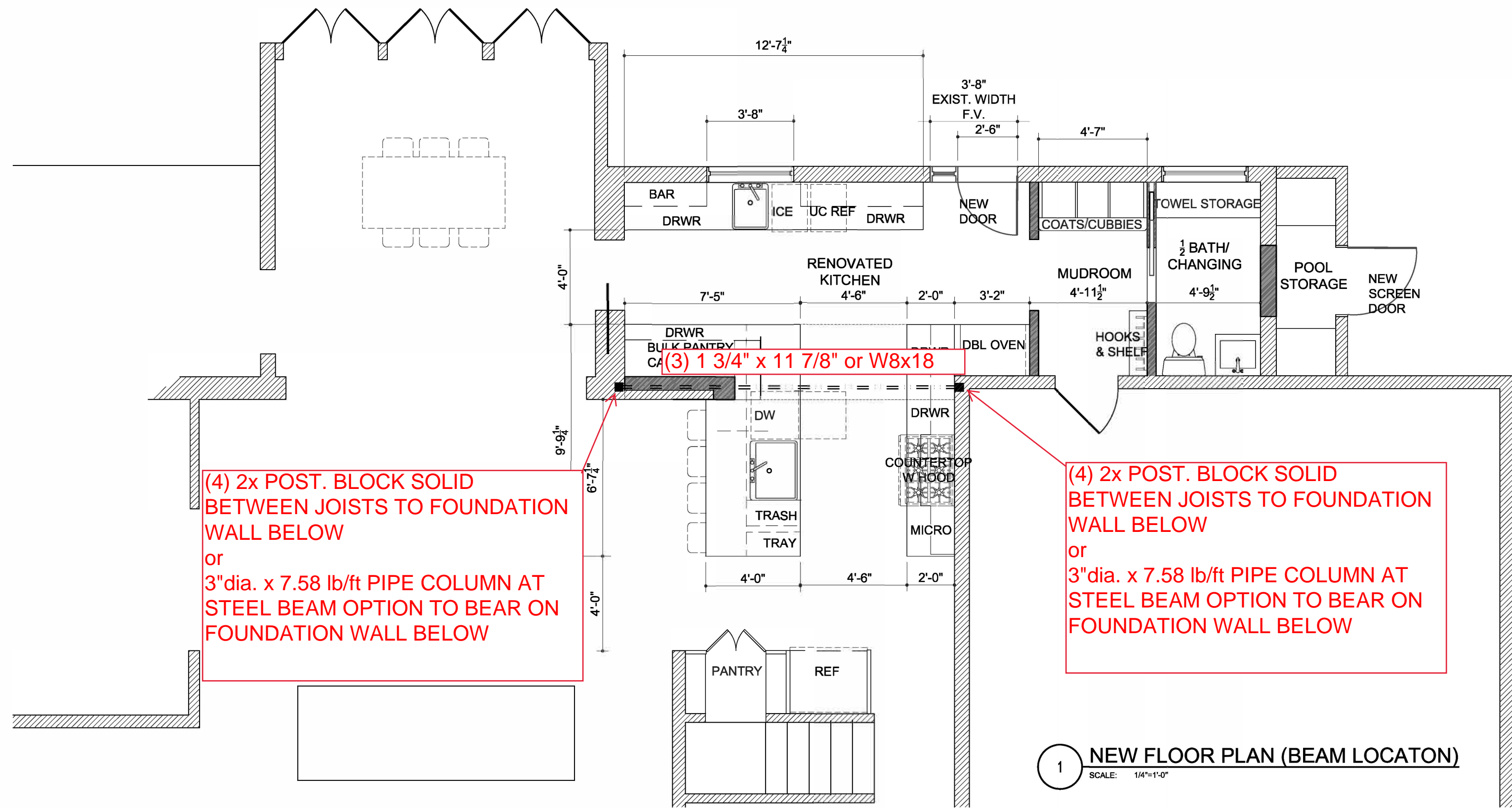


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A3

INTERIOR  
ELEVATIONS  
PERMIT SET

12.29.21



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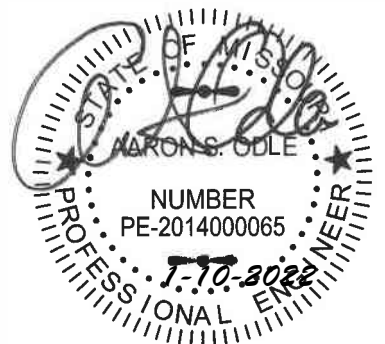


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A4

FRAMING  
PERMIT SET

12.29.21





CIVIL / STRUCTURAL / LAND SURVEYING

**1136 Ridgelynn  
Ladue, MO 63124**

**Structural Calculations  
For  
Gravity Design**

**Design Code: 2015 IRC**

Prepared for:

JG Design Studio  
7412 Manchester Road  
Saint Louis, MO 63143

January 4, 2022

FEG Project Number: 210405



Frontenac Engineering Group  
2725 Sutton Boulevard  
Saint Louis, Missouri 63143  
314-644-2200 Fax 314-644-0645  
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JOB 210405 1136 RIDGELYNN

SHEET NO. \_\_\_\_\_ OF \_\_\_\_\_

CALCULATED BY DSK DATE 1-4-22

CHECKED BY \_\_\_\_\_ DATE \_\_\_\_\_

SCALE \_\_\_\_\_

## GRAVITY DESIGN

2015 IRC

### DESIGN LOADS

ROOF: DEAD + LIVE: 15 psf + 20 psf

### NEW ROOF BEAM

RBI

$L = 14.0 \text{ ft}$

$W_{TL} = (21.4 \times 35 \text{ psf}) + 20 \text{ plf} = 755 \text{ plf}$

$R = 5235 \text{ lbs}$

$M_{max} = 221,970 \text{ in-lb}$

$\Delta_{allow} = 4360 = 0.47 \text{ in}$

$S_{required} = 85.3 \text{ in}^3$

$I_{xrequired} = 699 \text{ in}^4$

$\Delta_{DESIGN} = 0.45 \text{ in}$

$S_{xPROV} = 123 \text{ in}^3$

$I_{xPROV} = 732 \text{ in}^4$

USE

(3)  $1314 \times 117/16$  2015 WL

or

WBx18